

IN RE: PETITION FOR ADMIN. VARIANCE  
W/S of Church Road, 57' W of  
the centerline of Street Church Road  
4<sup>th</sup> Election District  
3<sup>rd</sup> Councilmanic District  
49 Church Road

\* BEFORE THE  
\* DEPUTY ZONING COMMISSIONER  
\* OF BALTIMORE COUNTY  
\* CASE NO. 99-474-A

Doris Ford  
Petitioner

\* \* \* \* \*

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner as an administrative variance filed by Doris Ford, property owner, for that property known as 49 Church Road in the Owings Mills area of Baltimore County. The Petitioner herein seeks a variance from Sections 1B01.2.C.1.b and 301.1 of the Baltimore County Zoning Regulations (BCZR) to permit a rear yard setback of 16 ft. in lieu of the required 22.5 ft. for an open deck and to amend the last approved final development plan of Ryder Property. The subject property and requested relief are more particularly described on Petitioner's Exhibit No. 1, the plat to accompany the Petition for Variance.

The Petitioner having filed a Petition for Administrative Variance and the subject property having been posted, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

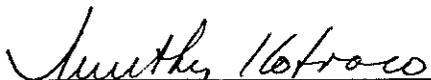
The Petitioner has filed the supporting affidavits as required by Section 26-127 (b)(1) of the Baltimore County Code. Based upon the information available, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general welfare of the public and should therefore be granted. In the opinion of the Deputy Zoning Commissioner, the information, photographs, and affidavits submitted provide sufficient facts that comply with the requirements of Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioner.

CAPTION RECEIVED FOR FILING  
Date: 6/28/99  
By: R. J. Jamerson

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the Baltimore County Zoning Regulations, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 28<sup>th</sup> day of June, 1999 that a variance from Sections 1B01.2.C.1.b and 301.1 of the Baltimore County Zoning Regulations (BCZR) to permit a rear yard setback of 16 ft. in lieu of the required 22.5 ft. for an open deck and to amend the last approved final development plan of Ryder Property, be and is hereby GRANTED, subject, however, to the following restrictions which are conditions precedent to the relief granted herein:

- 1) The Petitioner may apply for her building permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at her own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioner would be required to return, and be responsible for returning, said property to its original condition.
- 2) When applying for a building permit, the site plan filed must reference this case and set forth and address the restrictions of this Order.

  
\_\_\_\_\_  
TIMOTHY M. KOTROCO  
DEPUTY ZONING COMMISSIONER  
FOR BALTIMORE COUNTY

TMK:raj

NOT RECORDED FOR FILING  
DATE 6/28/99  
BY R. Spentz



Baltimore County  
Zoning Commissioner

Suite 405, County Courts Bldg.  
401 Bosley Avenue  
Towson, Maryland 21204  
410-887-4386  
Fax: 410-887-3468

June 28, 1999

Ms. Doris Ford  
49 Church Road  
Owings Mills, Maryland 21117

Re: Petition for Administrative Variance  
Case No. 99-474-A  
Property: 49 Church Road

Dear Ms. Ford:

Enclosed please find the decision rendered in the above-captioned case. The Petition for Administrative Variance has been granted in accordance with the enclosed Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days from the date of the Order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our appeals clerk at 410-887-3391.

Very truly yours,

A handwritten signature in cursive script that reads "Timothy M. Kotroco".

Timothy M. Kotroco  
Deputy Zoning Commissioner

TMK:raj  
Enclosure

Come visit the County's Website at [www.co.ba.md.us](http://www.co.ba.md.us)



Printed with Soybean Ink  
on Recycled Paper



# Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 49 CHURCH ROAD  
which is presently zoned D.R. 3.5

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 1301.2.C.1.6 AND 301.1

TO PERMIT A REAR YARD OF 16 FEET IN LIEU OF THE REQUIRED 22.5' FOR AN OPEN DECK AND TO AMEND THE LAST APPROVED FINAL DEVELOPMENT PLAN OF RYDER PROPERTY

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the reasons indicated on the back of this petition form.

Property is to be posted and advertised as prescribed by the zoning regulations. I, or we, agree to pay expenses of above Variance, advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

### Contract Purchaser/Lessee:

Name - Type or Print \_\_\_\_\_  
Signature \_\_\_\_\_  
Address \_\_\_\_\_ Telephone No. \_\_\_\_\_  
City \_\_\_\_\_ State \_\_\_\_\_ Zip Code \_\_\_\_\_

### Legal Owner(s):

DORIS FORD  
Name - Type or Print \_\_\_\_\_  
Doris Ford  
Signature \_\_\_\_\_  
Name - Type or Print \_\_\_\_\_  
Signature \_\_\_\_\_ 410-356-8669  
49 CHURCH ROAD 410-362-3000  
Address \_\_\_\_\_ Telephone No. \_\_\_\_\_  
Owings Mills MD. 21117  
City \_\_\_\_\_ State \_\_\_\_\_ Zip Code \_\_\_\_\_

### Attorney For Petitioner:

Name - Type or Print \_\_\_\_\_  
Signature \_\_\_\_\_  
Company \_\_\_\_\_  
Address \_\_\_\_\_ Telephone No. \_\_\_\_\_  
City \_\_\_\_\_ State \_\_\_\_\_ Zip Code \_\_\_\_\_

### Representative to be Contacted:

Nicholas D. Trey  
Name \_\_\_\_\_  
5205 EAST DRIVE SUITE T. 410-247-6900  
Address \_\_\_\_\_ Telephone No. \_\_\_\_\_  
BACTO MD. 21227  
City \_\_\_\_\_ State \_\_\_\_\_ Zip Code \_\_\_\_\_

A Public Hearing having been formally demanded and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this \_\_\_\_\_ day of \_\_\_\_\_ that the subject matter of this petition be set for a public hearing, advertised, as required by the zoning regulations of Baltimore County and that the property be reposted.

Zoning Commissioner of Baltimore County

CASE NO. 99-474-A

Reviewed By MDR/CTR Date 5/25/99

280 9/15/98

Estimated Posting Date 6/6/99

# Affidavit in Support of Administrative Variance

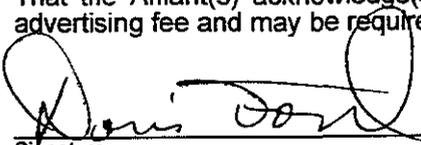
The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows: That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/do presently reside at 49 CHURCH Road  
Address  
Owings mills MD. 21117  
City State Zip Code

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address (indicate hardship or practical difficulty):

The orientation of the house create an insufficient rear yard to make an opened aired deck.

That the Affiant(s) acknowledge(s) that if a formal demand is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

  
Signature  
DORIS FORD  
Name - Type or Print

\_\_\_\_\_  
Signature  
\_\_\_\_\_  
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 19 day of May, 99, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Doris Ford  
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her/their knowledge and belief.

AS WITNESS my hand and Notarial Seal

5-19-99  
Date

  
Notary Public  
My Comm. Exps.       , 2000  
My Commission Expires

# Affidavit in Support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows: That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/do presently reside at 49 Church Road  
Address  
Owings Mills MD 21117  
City State Zip Code

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address (indicate hardship or practical difficulty):

The ORIENTATION OF THE HOUSE CREATES AN INEFFICIENT Rear yard to  
make an opened aired deck.

That the Affiant(s) acknowledge(s) that if a formal demand is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

Doris Ford  
Signature

DORIS FORD  
Name - Type or Print

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 19 day of May, 99, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Doris Ford  
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her/their knowledge and belief.

AS WITNESS my hand and Notarial Seal

5-19-99  
Date

Eric Gregory Chanis  
Notary Public

My Commission Expires My Comm. Exps. 2000



# Petition for Administrative Variance

## to the Zoning Commissioner of Baltimore County

for the property located at 49 CHURCH Road  
 which is presently zoned D. R. 3.5

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 1801.2.C.1.b AND 301.1

TO PERMIT A REAR YARD OF 16 FEET IN LIEU OF THE REQUIRED 22.5 FEET FOR A+1 OPEN DECK AND TO AMEND THE LAST APPROVED FINAL DEVELOPMENT PLAN OF RYDER PROPERTY

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the reasons indicated on the back of this petition form.

Property is to be posted and advertised as prescribed by the zoning regulations. I, or we, agree to pay expenses of above Variance, advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

**Contract Purchaser/Lessee:**

Name - Type or Print \_\_\_\_\_  
 Signature \_\_\_\_\_  
 Address \_\_\_\_\_ Telephone No. \_\_\_\_\_  
 City \_\_\_\_\_ State \_\_\_\_\_ Zip Code \_\_\_\_\_

**Attorney For Petitioner:**

Name - Type or Print \_\_\_\_\_  
 Signature \_\_\_\_\_  
 Company \_\_\_\_\_  
 Address \_\_\_\_\_ Telephone No. \_\_\_\_\_  
 City \_\_\_\_\_ State \_\_\_\_\_ Zip Code \_\_\_\_\_

**Legal Owner(s):**

Doris Ford  
 Name - Type or Print \_\_\_\_\_  
 Signature Doris Ford \_\_\_\_\_  
 Signature \_\_\_\_\_

Name - Type or Print \_\_\_\_\_  
 Signature \_\_\_\_\_ Telephone No. 410-356-8669  
49 CHURCH Road Telephone No. 410-362-3000  
 Address \_\_\_\_\_  
Owings Mills MD. 21117  
 City \_\_\_\_\_ State \_\_\_\_\_ Zip Code \_\_\_\_\_

**Representative to be Contacted:**

Nicholas D. Troy  
 Name \_\_\_\_\_ Telephone No. 410-297-6900  
5205 EAST DRIVE SUITE T. Telephone No. \_\_\_\_\_  
 Address \_\_\_\_\_  
BALTO. MD. 21227  
 City \_\_\_\_\_ State \_\_\_\_\_ Zip Code \_\_\_\_\_

A Public Hearing having been formally demanded and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this \_\_\_\_\_ day of \_\_\_\_\_ that the subject matter of this petition be set for a public hearing, advertised, as required by the zoning regulations of Baltimore County and that the property be reposted.

Zoning Commissioner of Baltimore County

CASE NO. 99-474-A

Reviewed By [Signature] Date 5/25/99

REV 9/15/98

Estimated Posting Date 6/6/99

Zoning Description for 49 CHURCH Road  
beginning at a point on the West side  
of CHURCH Road which is 35 feet wide  
at the distance of 57 feet West of the  
centerline of the nearest improved intersecting  
Street CHURCH Road which is 60 feet wide.  
Being Lot # 49 , Plat 2 in the subdivision  
of Rider Mill as recorded in Baltimore County  
Plat Book #66 , Folio # 117 , containing  
8,500 SQUARE Feet. ALSO KNOWN AS  
49 CHURCH ROAD and located in the  
4<sup>th</sup> Election District , 3<sup>rd</sup> Councilmanic District.

**99-474-A**

474

**BALTIMORE COUNTY, MARYL'D  
OFFICE OF BUDGET & FINANCE  
MISCELLANEOUS RECEIPT**

No. **066393**

DATE 5/25/99 ACCOUNT 01-6150  
 Item: 474  
 By: mark/ctm

AMOUNT \$ 100.00

RECEIVED FROM: Ford, Dennis 49 Chun to Ref.  
OIO - Mrs. V.A. Spill #50.00  
 FOR: 850.00

DISTRIBUTION  
 WHITE - CASHIER  
 PINK - AGENCY  
 YELLOW - CUSTOMER

**99-474-A**

**PAID RECEIPT**

1/25/1999 5/25/1999 11:55:57 AM  
 REG 4805 CASHIER NESTLE HAS OSKOWEK  
 Dept 5 528 ZERLING OFFICE PAYROLL  
 Receipt # 105345  
 CR 10, 066393  
 Rec'd 101 150.00  
 100.00 CR  
 Baltimore County, Maryland  
 .00 (3)

**CASHIER'S VALIDATION**

CERTIFICATE OF POSTING

RE: CASE # 99-474-A  
PETITIONER/DEVELOPER:  
(Doris Ford)  
DATE OF Closing  
(June 21, 1999)

Baltimore County Department of  
Permits and Development Management  
County Office Building, Room 111  
111 West Chesapeake Ave.  
Towson, Maryland 21204

ATTENTION : MS. GWENDOLYN STEPHENS

LADIES AND GENTLEMEN:

This letter is to certify under the penalties of perjury that the necessary  
sign(s) required by law were posted conspicuously on the property located at  
49 Church Road Baltimore , Maryland 21136\_\_\_\_\_

The sign(s) were posted on \_\_\_\_\_ 6-4-99 \_\_\_\_\_  
[Month, Day, Year]

Sincerely,

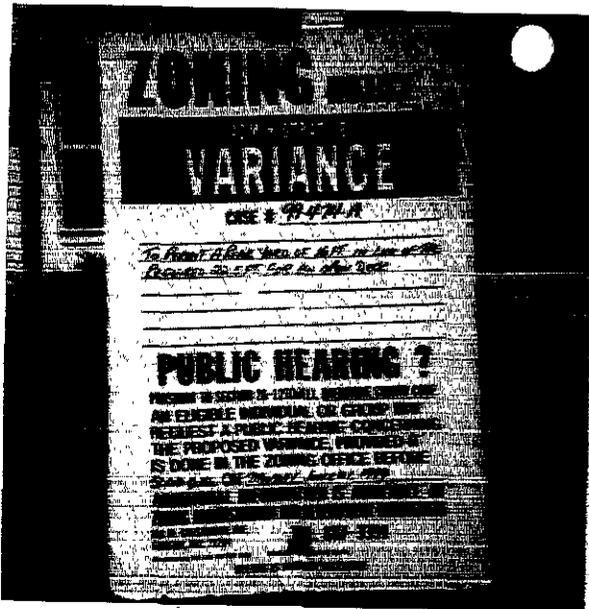
*Thomas P. Ogle, Sr.*  
[Signature of Sign Poster & Date]

\_\_\_\_\_ Thomas P. Ogle, Sr. \_\_\_\_\_

\_\_\_\_\_ 325 Nicholson Road \_\_\_\_\_

\_\_\_\_\_ Baltimore, Maryland 21221 \_\_\_\_\_

\_\_\_\_\_ (410)-687-8405 \_\_\_\_\_  
[Telephone Number]



**ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES**

Case Number 99- 474 -A Address 49 Church Rd

Contact Person: Mitch Kellerman / Lloyd Moxley Phone Number: 410-887-3391  
Planner, Please Print Your Name

Filing Date: 5/25/99 Posting Date: 6/6/99 Closing Date: 6/21/99

Any contact made with this office regarding the status of the administrative variance should be through the contact person (planner) using the case number.

- POSTING/COST:** The petitioner must use one of the sign posters on the approved list (on the reverse side of this form) and the petitioner is responsible for all printing/posting costs. Any reposting must be done only by one of the sign posters on the approved list and the petitioner is again responsible for all associated costs. The zoning notice sign must be visible on the property on or before the posting date noted above. It should remain there through the closing date.
- DEADLINE:** The closing date is the deadline for an occupant or owner within 1,000 feet to file a formal request for a public hearing. Please understand that even if there is no formal request for a public hearing, the process is not complete on the closing date.
- ORDER:** After the closing date, the file will be reviewed by the zoning or deputy zoning commissioner. He may: (a) grant the requested relief; (b) deny the requested relief; or (c) order that the matter be set in for a public hearing. You will receive written notification (typically within 7 to 10 days of the closing date) as to whether the petition has been granted, denied, or will go to public hearing. The order will be mailed to you by First Class mail.
- POSSIBLE PUBLIC HEARING AND REPOSTING:** In cases that must go to a public hearing (whether due to a neighbor's formal request or by order of the zoning or deputy zoning commissioner), notification will be forwarded to you. The sign on the property must be changed giving notice of the hearing date, time and location. As when the sign was originally posted, certification of this change and a photograph of the altered sign must be forwarded to this office.

(Detach Along Dotted Line)

**Petitioner: This Part of the Form is for the Sign Poster Only**

**USE THE ADMINISTRATIVE VARIANCE SIGN FORMAT**

Case Number 99- 474 -A Address 49 Church Rd

Petitioner's Name Doris Ford Telephone 410-356-8669

Posting Date: 6/6/99 Closing Date: 6/21/99

Wording for Sign: To Permit a rear yard of 16 ft. in  
 lieu of the required 22.5 ft for an open deck.

BALTIMORE COUNTY DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT  
ZONING REVIEW

**APPROVED SIGN POSTERS**

Stacy Gardner  
Shannon-Baum Signs, Inc.  
105 Competitive Goals Drive  
Eldersburg, MD 21784

Telephone: 410-781-4000  
Toll Free: 800-368-2295  
Fax: 410-781-4673

Richard Hoffman  
904 Dellwood Drive  
Fallston, MD 21047

Telephone: 410-879-3122

Garland E. Moore  
3225 Ryerson Circle  
Baltimore, MD 21227

Telephone: 410-242-4263  
Mobile: 410-382-4470

Tom Ogle  
325 Nicholson Road  
Baltimore, MD 21221

Telephone: 410-687-8405  
Mobile: 410-262-8163  
Fax: 410-687-4381

Patrick M. O'Keefe, Sr.  
523 Penny Lane  
Hunt Valley, MD 21030

Telephone: 410-666-5366  
Cell: 410-905-8571  
Fax: 410-628-2574  
410-882-2469

Linda M. Jones  
Daft-McCune-Walker, Inc.  
200 East Pennsylvania Avenue  
Towson, MD 21286

Telephone: 410-296-3333  
Fax: 410-296-4705

THE PETITIONER MUST USE ONE OF THE SIGN POSTERS ON THIS APPROVAL LIST. ANY REPOSTING MUST BE ALSO BE DONE BY ONE OF THESE APPROVED POSTERS. IF YOU WISH TO SELECT A POSTER NOT SHOWN ON THE LIST ABOVE, PRIOR APPROVAL BY THE DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT/ZONING REVIEW IS REQUIRED.

THIS DEPARTMENT IS NOT ASSOCIATED WITH ANY OF THE ABOVE POSTERS, NOR DO WE RECOMMEND ANY SPECIFIC ONE. WE DO SUGGEST THAT YOU CONTACT A NUMBER OF THEM TO COMPARE PRICES SINCE THEIR CHARGES MAY VARY.

WCR - Revised 10/21/98

**DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT  
ZONING REVIEW**

**ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS**

The Baltimore County Zoning Regulations (BCZR) require that notice be given to the general public/neighborhood property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of the petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least fifteen (15) days before the hearing.

Zoning Review will ensure that the legal requirements for advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements. The newspaper will bill the person listed below for the advertising. This advertising is due upon receipt and should be remitted directly to the newspaper.

**OPINIONS MAY NOT BE ISSUED UNTIL ALL ADVERTISING COSTS ARE PAID.**

---

---

**For Newspaper Advertising:**

Item Number or Case Number: 99-474-A  
Petitioner: DORIS FORD  
Address or Location: 49 CHURCH RD.

**PLEASE FORWARD ADVERTISING BILL TO:**

Name: DORIS FORD  
Address: 49 CHURCH RD.  
OWINGS MILLS MD 21117  
Telephone Number: (410) 356-8669 (410)362-3000



Baltimore County  
Department of Permits and  
Development Management

Development Processing  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204  
pdmlandacq@co.ba.md.us

June 21, 1999

Mr. Nicholas D. Trey  
5205 East Drive, Suite T  
Baltimore, MD 21227

Dear Mr. Trey:

RE: Case No.: 99-474-A, Petitioner: Doris Ford,  
Location: 49 Church Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM), on May 25, 1999.

The Zoning Advisory Committee (ZAC), which consists of representatives from several Baltimore County approval agencies, has reviewed the plans that were submitted with your petition. All comments submitted thus far from the members of the ZAC are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to ensure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. All comments will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency.

Very truly yours,

A handwritten signature in cursive script that reads "W. Carl Richards, Jr.".

W. Carl Richards, Jr.  
Zoning Supervisor  
Zoning Review

WCR:ggs

Enclosures

Come visit the County's Website at [www.co.ba.md.us](http://www.co.ba.md.us)





Baltimore County  
Fire Department

700 East Joppa Road  
Towson, Maryland 21286-5500  
410-887-4500

June 16, 1999

Arnold Jablon, Director  
Zoning Administration and Development Management  
Baltimore County Office Building  
Towson, MD 21204  
MAIL STOP-1105

RE: Property Owner: SEE BELOW

Location: DISTRIBUTION MEETING OF JUNE 7, 1999

Item No.: See Below                      Zoning Agenda:

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

8. The Fire Marshal's Office has no comments at this time, IN REFERENCE TO THE FOLLOWING ITEM NUMBERS:

456, 457, 458, 459, 460, 461, 462, 464, 465, 466, 467,  
468, 469, 470, 471, 472, 474, 475, 476, 477, 478, 479,  
480, 483, 484, AND 485

REVIEWER: LT. ROBERT P. SAUERWALD  
Fire Marshal Office, PHONE 887-4881, MS-1102F

cc: File

Come visit the County's Website at [www.co.ba.md.us](http://www.co.ba.md.us)

RECEIVED JUN 21 1999



BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director  
Department of Permits & Development  
Management

Date: June 16, 1999

FROM:  Robert W. Bowling, Supervisor  
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting  
for June 14, 1999  
Item Nos. 456, 459, 460, 461, 462,  
464, 466, 467, 468, 469, 471, 472,  
474, 475, 476, 477, 482, 483, 484,  
& 485

The Bureau of Development Plans Review has reviewed the subject zoning items, and we have no comments.

RWB:HJO:jrb

cc: File

ZAC06149.NOC

RECEIVED JUN 21 1999

AV  
6/21

# BALTIMORE COUNTY, MARYLAND

## INTER-OFFICE CORRESPONDENCE

**TO:** Arnold Jablon, Director  
Department of Permits  
and Development Management

**Date:** June 4, 1999

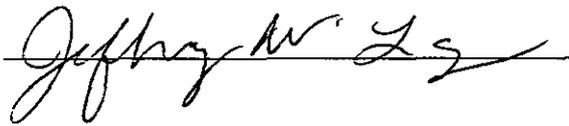
**FROM:** Arnold F. 'Pat' Keller, III, Director  
Office of Planning

**SUBJECT:** Zoning Advisory Petitions

The Office of Planning has no comment on the following petition(s):  
Item No(s): 456, 465, 472, 474, 484, and 485

If there should be any questions or this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 410-887-3480.

Section Chief:



AFK/JL



**Maryland Department of Transportation**  
**State Highway Administration**

Parris N. Glendening  
Governor  
John D. Porcari  
Secretary  
Parker F. Williams  
Administrator

Date: 6 . 4 . 99

Ms. Gwen Stephens  
Baltimore County Office of  
Permits and Development Management  
County Office Building, Room 109  
Towson, Maryland 21204

RE: Baltimore County  
Item No. 479 MSK / LTM

Dear Ms Stephens:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Should you have any questions regarding this matter, please contact Larry Gredlein at 410-545-5606 or by E-mail at (lgredlein@sha.state.md.us).

Very truly yours,

A handwritten signature in black ink, appearing to read 'M. M. Lenhart'.

*lw* Michael M. Lenhart, Chief  
Engineering Access Permits Division

My telephone number is \_\_\_\_\_

Maryland Relay Service for Impaired Hearing or Speech  
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717  
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

# Plat to accompany Petition for Zoning Variance Special Hearing

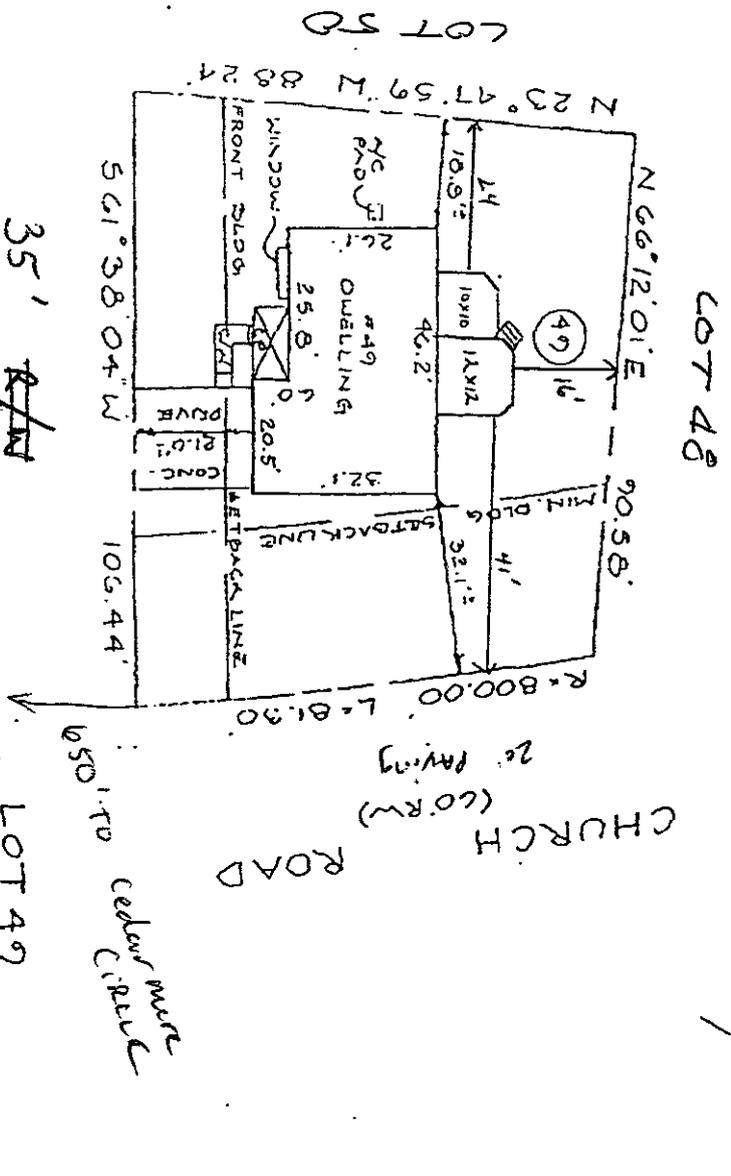
PROPERTY ADDRESS: 49 CHURCH ROAD

Subdivision name: Rider Mill

plat book# 66, folio# 117, lot# 49, section# N/A

OWNER: DORIS FORD

see pages 5 & 6 of the CHECKLIST for additional required information



LOT 49  
PLAT 2  
RIDER MILL  
PLATBOOK 5M66 FOLIO 117  
BALTIMORE COUNTY, MD

35' ~~R/W~~  
Pavement

North  
date: 5/20  
prepared by: \_\_\_\_\_

Scale of Drawing: 1" = 30

## LOCATION INFORMATION

Election District: 4  
Councilmanic District: 3

1"=200' scale map#: NW 13-7  
Zoning: D.R. 3.5  
Lot size: .195 acreage 8500 square feet

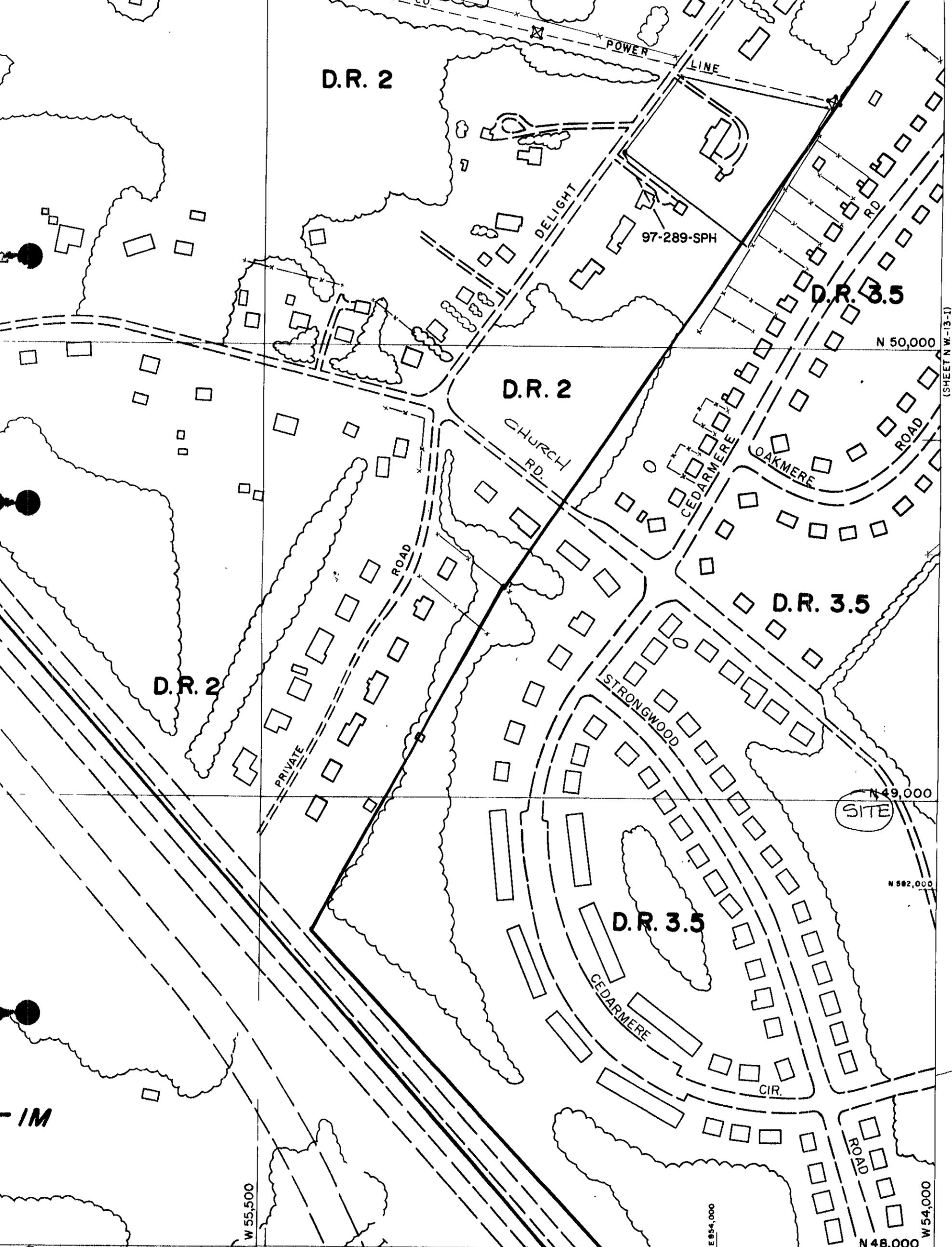
Chesapeake Bay Critical Area:  YES  NO  
Prior Zoning Hearings:  YES  NO

## Zoning Office USE ONLY!

Reviewed by: [Signature] ITEM #: 474 CASE#: 99-474-A

PET. EX. 1

99-474-A



(SHEET N.W.-13-J)

<p>SCALE 1" = 200' ±</p>	<p>LOCATION DELIGHT VICINITY</p>	<p>SHEET N.W. 13-J</p>
<p>DATE OF PHOTOGRAPHY JANUARY 1986</p>		

99.474-A

474

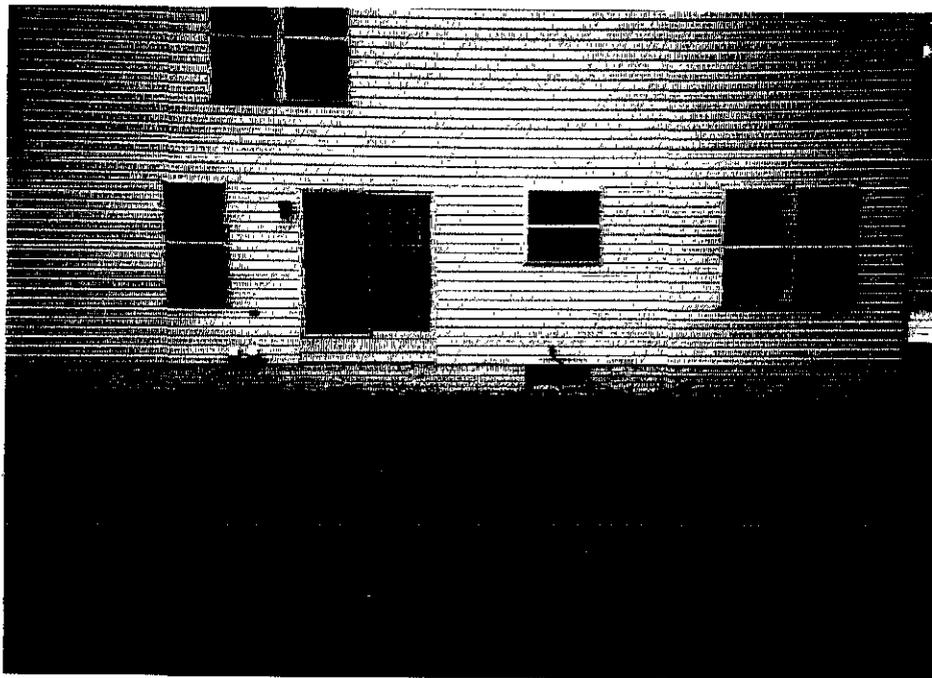


View of site and neighbors yard from CHURCH ROAD



View of site looking at /TOWARDS CHURCH ROAD

474  
99-474-A



View of site from Rear of property



View of site from CHURCH ROAD

474

99-474-A

WHEREAS, it is ordered by the zoning commission for Baltimore County that the zoning regulations (ZR) be amended from Section 230.2 of the Baltimore County zoning regulations (ZR) to allow a 48' rear yard setback of 0 ft. to 7 ft. in lieu of the required 30 ft. and is hereby granted, subject, however, to the following restrictions:

1. The petitioner are hereby made aware that proposed changes to the zoning regulations shall not be effective until such time as they have been approved by the Planning and Zoning Commission. If for whatever reason, this order is reversed, the petitioners would be required to return, and be responsible for returning, said property to its original condition.
2. Compliance with the comments submitted by the Baltimore County Planning and Zoning Commission and the Development Plan Review Division, as adopted in their entirety and made a part of this order.
3. The petitioner shall comply with the 22 conditions submitted by the Planning and Zoning Commission, dated October 8, 1996, (copy attached hereto).
4. When applying for a building permit, the site plan filed must reference this case and set forth and address the restrictions of this order.

RESIDENTIAL  
DONALD VIKARITIS  
ACT. NO. 09022006030  
0906/1

EXIST. 1/2  
STORY  
FRAME  
DWLG  
# 8106

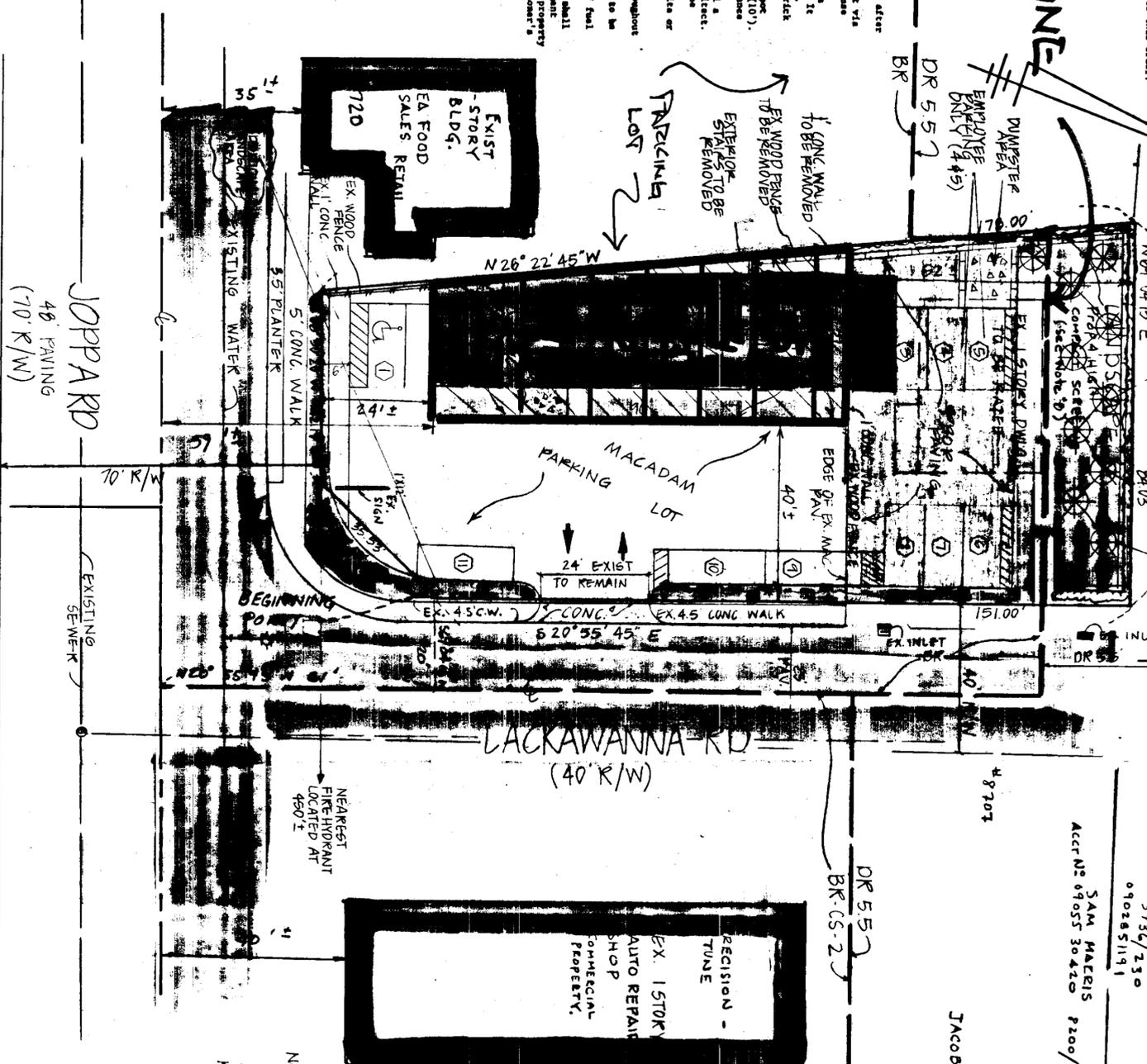
Lot 8  
EXIST  
FRAME  
DWLG  
# 8711

# ZONING LINE

## NOTES CONTINUED:

18. Office hours of operation-one hour before and after mechanical hour.
19. Delivery trucks for service garage cannot exit via Lackawanna Road thru the neighborhood. West use Lackawanna Road directly to E. Joppa Road.
20. Office dumpster to a concrete pad and provide a 10' x 10' on board fence to screen the dumpster. It will be on board fence north side of the site.
21. Exterior of building to be finished with brick or stone, masonry or similar treatment.
22. Landscaping along E. Joppa Road-one writing spec. to provide area for landscaping (10').
23. Owner is responsible for the care and maintenance of landscaping.
24. The owner shall submit for review and approval a landscape plan to the County's Landscape Architect. The design shall be approved by the Planning and Zoning Commission. The design shall be approved by the Planning and Zoning Commission. The design shall be approved by the Planning and Zoning Commission.
25. Registered vehicles will not be stored on the site or on the public street nearby.
26. Customer's cars are not to be stored thru-out the neighborhood.
27. Customer's cars are not to be stored thru-out the neighborhood.
28. Customer's cars are not to be stored thru-out the neighborhood.
29. There shall be no underground tanks or sale of fuel on the site.
30. Open request and reasonable notice, the owner shall grant a representative of the zoning enforcement division to make an inspection of the subject property to ensure compliance with this zoning commission's order.

31. NOT LOCATED IN A FLOODPLAIN.



JAMES BURNS  
3736/210  
0902851191

JACOB M. HOLLOPETER TRACT

## GENERAL NOTES

1. Total area of site: 0.31 Ac. 13,583 square feet
2. Existing Zoning: R.R. and D.R. 5.5
3. Area zoned R.R. - 0.27 Ac.
4. Area zoned D.R. 5.5 - 0.04 Ac.
5. Proposed use: Auto repair facility
6. Area zoned D.R. 5.5 - 0.04 Ac.
7. Existing use: Residential
8. Proposed use: Landscaping
9. Off-street parking: 11
10. No. of spaces required: 11
11. Proposed addition: 11,500 sq. ft. x 8.5/1000 sq. ft. = 11,500 sq. ft.
12. Floor Area Ratio: 9488/824 = 11.5, 9488/824 = 11.5
13. Zoning History: Code 75-174.057R, 83-304, 80-130.057R, 87-284C
14. No damaged or disabled vehicles to be stored on the property
15. No employee or customer parking on Lackawanna Road
16. All exterior lighting will be directed away from adjacent neighborhood
17. Mechanical hours of operation: Monday-Friday: 8 am. to 6 pm. Saturday: 8 am. to 4 pm. Sunday: Closed

## LEGEND

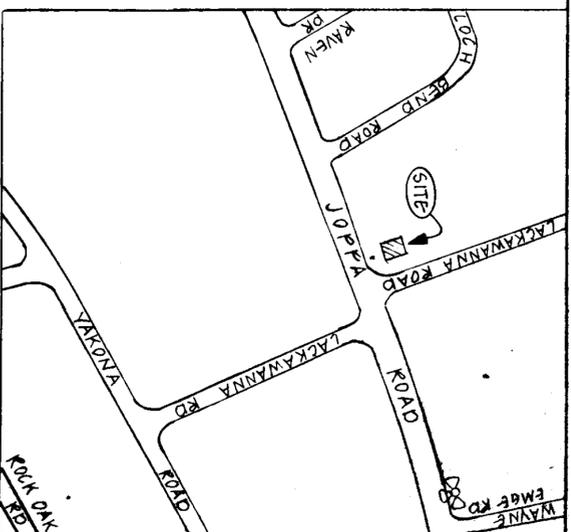


NOTE: PARKING SPACES (TYP)  
HANDICAP SPACE: 12' X 18'  
REGULAR SPACE: 8.5' X 18'  
PARALLEL SPACE: 7.5' X 21'

OWNER: SARANDOS & EVA MACRIS  
104 TREGAYONE ROAD  
TIMONIUM, MD 21048  
ACT. NO: 0123005530  
DEED REF: 5467-164

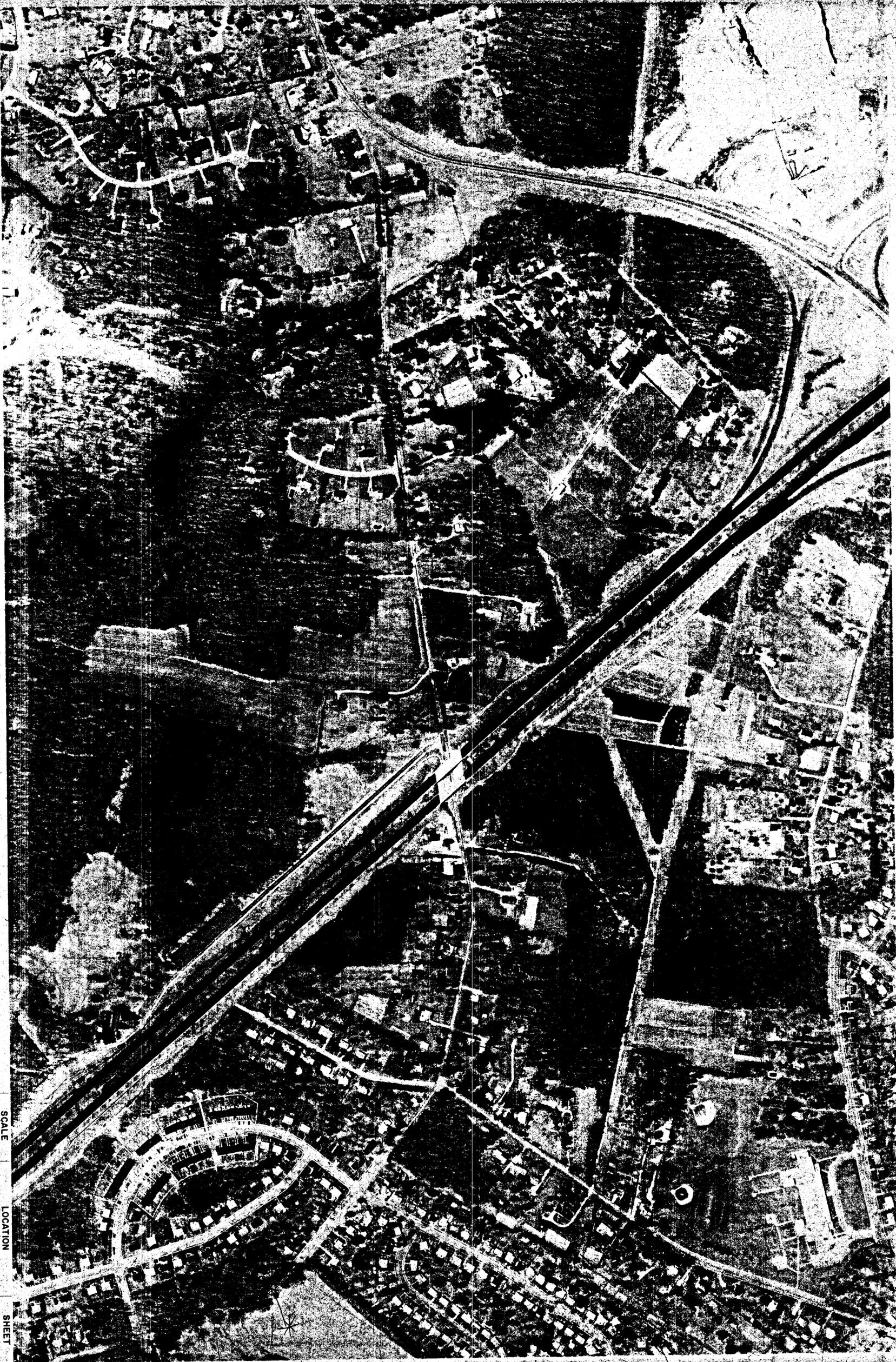
PLAN TO ACCOMPANY PETITION FOR  
A SPECIAL HEARING TO AMEND THE ORIGINAL  
SITE PLAN AND ORDER (CASE # 97-101-A)  
# 1722 E. JOPPA ROAD  
LOT No. 2  
ELECTION DISTRICT No. 9  
BALTIMORE CO, MD  
SCALE: 1" = 20'  
MAY 14, 1999  
REV. JUNE 8, 1999

**M&E DEVELOPMENT ENGINEERS, INC.**  
300 East Joppa Road  
Room 101, First Building  
Lorton, Maryland  
878-9000



VICINITY MAP: SCALE: 1" = 2000'

# 5448



PREPARED BY AIR PHOTOGRAPHICS, INC.  
MARTINSBURG, W. V. 25401

BALTIMORE COUNTY  
OFFICE OF PLANNING AND ZONING  
PHOTOGRAPHIC MAP

SCALE	1" = 200'
DATE OF PHOTOGRAPHY	JANUARY 1986
LOCATION	DELIGHT VICINITY
SHEET	NW 13-3

99-474-A